

**HOUSING ELEMENT  
AND  
FAIR SHARE PLAN  
OF  
ROBBINSVILLE TOWNSHIP,  
MERCER COUNTY**

**Dated: December 11, 2008**

**HOUSING**  
**ELEMENT**

### **PLANNING BOARD**

- Sheree McGowan – Chairman
- William Lesniak
- Eric Lasky
- Daniele Breyta
- Janet Van Nest
- Vince Calcagno
- Paula Fett
- Jean Ward
- Mary Caffrey

- Attorney: Jerry J. Dasti, Esq.
- Planner: John M. West
- Secretary: Elide M. Post

Alternate:  
Frank Cettina  
Renee Burns

### **TOWNSHIP COUNCIL**

- David Fried, Mayor
- Christine Ciaccio, President
- David L. Boyne
- William Lesniak
- Rick Levesque
- Sonja R. Walter

- Township Attorney: Mark Roselli, Esq.
- Housing Board Attorney: Allison Zangrilli, Esq.
- Administrator: Mary Caffrey
- Clerk: Michele Auletta

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are in conformance with the one signed and  
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**ROBBINSVILLE TOWNSHIP, MERCER COUNTY  
HOUSING ELEMENT**

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HOUSING ELEMENT**

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ROBBINSVILLE TOWNSHIP  
MERCER COUNTY

HOUSING ELEMENT

PREFACE

Robbinsville Township (previously Washington Township) in Mercer County is bordered by four townships (West Windsor, East Windsor, Upper Freehold and Hamilton) and the Borough of Allentown. All told, the township is 20 square miles. Robbinsville encourages a sense of “one community” throughout the township where the separate areas and neighborhoods feel connected to the township.

A municipality's Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2018 affordable housing need comprised of targeted Growth Share, the Prior Round obligation and the Rehabilitation Share. The regulations of the Council on Affordable Housing (COAH), N.J.A.C. 5:97 et seq., delineate a municipality's strategy for addressing its present and prospective housing needs, and, as such, each municipality's Housing Element must contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the 10 years subsequent to the adoption of the housing element, taking into account, but not necessarily limited to, construction permits issued, approvals for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;

6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
7. A map of all sites designated by the municipality for the production of low and moderate income housing and a listing of each site that includes its owner, acreage, lot and block;
8. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;
10. A copy of the most recently adopted municipal master plan, and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands map where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council.



## I. INVENTORY OF HOUSING STOCK

### A. Age

More than 66 percent of Robbinsville Township's housing stock was built between 1980 and 1998. Significant residential construction occurred between 1990 and 1998 when 40 percent of the housing stock was constructed. Robbinsville has a total housing stock of 4,163 units. The median year that a structure was built in Robbinsville was 1989, according to the 2000 census.

**TABLE 1**  
**Age of Housing Units**

<b><u>Dates of Construction</u></b>	<b><u>Structures</u></b>	<b><u>Percent of Total</u></b>
1939 or earlier	217	.05
1940 - 1949	44	.01
1950 - 1959	134	.03
1960 - 1969	370	.09
1970 - 1979	335	.08
1980 - 1989	1,096	.26
1990 - 1998	1,686	.40
1999 - March 2000	281	.07
<b>TOTAL UNITS</b>	<b>4,163</b>	<b>.99*</b>

*\* Does not add up due to rounding*

*Source: 2000 Census of Population and Housing*

Units built before 1949 and contain 1.01 or more persons per room are highly correlated with substandard housing indicators. This is an index utilized by COAH in determining the Rehabilitation Share. In Robbinsville, 261 units or six percent of the housing stock was built before 1949. This is generally an important indicator in calculating Robbinsville's Rehabilitation Share and explains why Robbinsville's Rehabilitation Share is 17 units.

### B. Condition

Rehabilitation Share is the total deficient housing signaled by selected housing unit characteristics unique to each community. It is assumed that units so indicated will be prime candidates for rehabilitation. Characteristics indicating a need for rehabilitation are:

- (1) *Persons per Room.* 1.01 or more persons per room in housing units built 1949 or before. These are old units that are overcrowded.
- (2) *Plumbing Facilities.* Inadequate plumbing sufficient for rehabilitation is indicated by incomplete plumbing facilities, i.e., lack of hot and cold piped water, flush toilet or bathtub/shower.

- (3) *Kitchen Facilities.* Inadequate kitchen facilities signaling rehabilitation are indicated by the non–presence of kitchen facilities within the unit, or the non–presence of one of three components: a sink with piped water, a stove or a refrigerator.

The age of Robbinsville’s housing stock has been presented in Table 1. Tables 2 through 4 address the other surrogates of deficient housing.

**TABLE 2**  
**Persons Per Room**

<b>Persons Per Room</b>	<b>Occupied</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
1.01 to 1.50	8	8	0
1.51 to 2.00	0	0	0
2.01 or more	0	0	0
<b>TOTAL</b>	<b>8</b>	<b>8</b>	<b>0</b>

*Source: 2000 Census of Population and Housing*

**TABLE 3**  
**Plumbing Facilities**

	<b><u>Total Units</u></b>
Complete plumbing facilities	4,146
Lacking complete plumbing facilities	17

*Source: 2000 Census of Population and Housing*

**TABLE 4**  
**Kitchen Facilities**

	<b><u>Total Units</u></b>
Complete kitchen facilities	4,154
Lacking complete kitchen facilities	9

*Source: 2000 Census of Population and Housing*

Based on the above, COAH has determined that Robbinsville has 17 housing units that are substandard and occupied by low and moderate income households.

### **C. Purchase and Rental Value**

Approximately 54 percent of the owner-occupied housing units in Robbinsville had values over \$200,000. The median value was \$189,300.

**TABLE 5**  
**Owner-Occupied Housing**  
**Unit Values**

	<u>Units</u>	<u>Percent</u>
Less than \$15,000	16	0
\$15,000 - \$19,999	31	.01
\$20,000 - \$24,999	23	.01
\$25,000 - \$29,999	32	.01
\$30,000 - \$34,999	7	0
\$35,000 - \$39,999	0	0
\$40,000 - \$49,999	10	0
\$50,000 - \$59,999	0	0
\$60,000 - \$69,999	35	.01
\$70,000 - \$99,999	538	.15
\$100,000 - \$124,999	341	.09
\$125,000 - \$149,999	412	.11
\$150,000 - \$174,999	247	.07
\$175,000 - \$199,999	210	.06
\$200,000 - \$249,999	395	.11
\$250,000 - \$299,999	492	.14
\$300,000 - \$399,999	692	.19
\$400,000 - \$499,999	88	.02
\$500,000 - \$749,999	55	.02
\$750,000 - \$999,999	0	0
\$1,000,000 or more	0	0
<b>TOTAL</b>	<b>3,624</b>	<b>100</b>

Median Value                      \$189,300

*Source:    2000 Census of Population and Housing*

Of the 450 rental units with cash rent in Robbinsville, 302 had rents between \$600 and \$999 per month. The median contract rent was \$711 per month.

**TABLE 6**  
**Contract Rent Values**

<b><u>With cash rent:</u></b>	<b><u>Units</u></b>
\$0 - \$ 99	7
\$100 - \$149	0
\$150 - \$199	0
\$200 - \$249	16
\$250 - \$299	0
\$300 - \$349	10
\$350 - \$399	7
\$400 - \$449	0
\$450 - \$499	0
\$500 - \$549	25
\$550 - \$599	11
\$600 - \$649	107
\$650 - \$699	32
\$700 - \$749	46
\$750 - \$999	117
\$1,000 - \$1,249	56
\$1,250 - \$1,499	16
\$1,500 - \$1,999	0
\$2,000 - or more	0
Total	450

No cash rent	0
	\$711
Median contract rent	

*Source: 2000 U.S. Census of Population and Housing*

#### **D. Occupancy Characteristics and Types**

Eighty-nine percent of the housing in Robbinsville is owner occupied. Approximately 11 percent of the housing stock is rental.

**TABLE 7**  
**Tenure and Vacancy**

	<b>Housing Units</b>
Total Occupied	4,074
Occupied:	
Owner Occupied	3,624
Renter Occupied	450
Vacant:	
For rent	29
For sale only	37
Rented or sold, not occupied	23
For seasonal, recreational, or occasional use	0
For migrant workers	0
Other vacant	0
TOTAL VACANT	89

*Source: 2000 Census of Population and Housing*

#### **E. Units Affordable to Low and Moderate Income Households**

Units are affordable to low and moderate income households if the maximum sales price or rent is set within a COAH specified formula. A moderate income household is a household whose gross family income is more than 50 percent of median income, but less than 80 percent of median income for households of the same size within the housing region. A low income household is a household whose gross family income is equal to or less than 50 percent of median gross household income for a household of the same size within the housing region for Robbinsville Township. Robbinsville is in Region 4, which encompasses Mercer, Monmouth and Ocean counties.

Using current regional income limits adopted by COAH, a four person Mercer County median household income is estimated at \$84,566. A moderate income four person household would earn a maximum of \$67,653 (80 percent of regional median) and a four person low income household would earn a maximum of \$42,283 (50 percent of regional median).

Income levels for one, two, three and four person households as of 2008 are given below:

**TABLE 8**  
**2008 Low and Moderate Regional Incomes**

<b>Income</b>	<b>1 person</b>	<b>2 persons</b>	<b>3 persons</b>	<b>4 persons</b>
Median	\$59,196	\$67,653	\$76,109	\$84,566
Moderate	\$47,357	\$54,122	\$60,885	\$67,653
Low	\$29,598	\$33,826	\$38,055	\$42,283

*Source: COAH, 2008 Income Limits*

Based on the qualifying formula in N.J.A.C. 5:80-26, the monthly cost of shelter which includes mortgage (principal and interest), taxes, insurance and homeowners or condominium association fees, may not exceed 28 percent of gross monthly household income based on a five percent downpayment. In addition, moderate income sales units must be available for at least three different prices and low income sales units available for at least two different prices. The maximum sales prices must now be affordable to households earning no more than 70 percent of median income. The sales prices must average 55 percent of median income.

Under COAH regulations, rents including utilities, may not exceed 30 percent of gross monthly income. The average rent must now be affordable to households earning 52 percent of median income. The maximum rents must be affordable to households earning no more than 60 percent of median income. In averaging 52 percent, one rent may be established for a low income unit and one rent for a moderate income unit for each bedroom distribution. The utility allowance must be consistent with the utility allowance approved by HUD and utilized in New Jersey. In addition, 13 percent of all affordable units must be affordable to households earning no more than 30 percent of median income.

Robbinsville currently has the following low and moderate income housing:

- 184 units in the Foxmoor Community
- 35 units in Project Freedom
- 14 units in Rose Hill Assisted Living
- 39 rental units under construction in the Town Center
- 2 bedroom group home at 314 Walden Circle (DDD)
- 2 bedroom group home at 191 Wyndham (DDD)
- 4 bedroom group home at 111 Robbinsville Road (DDD)
- 4 bedroom group home at 9 Hilltop Place (DDD)
- 3 bedroom group home at 215 Sharon Road (DDD)
- 3 bedroom group home at 28A West Manor Way (DDD)
- 3 bedroom group home at 2 Lambert Lane (DDD)

## **II. PROJECTION OF HOUSING STOCK**

### **A. Building Permits**

According to the New Jersey Department of Labor, Residential Building Permits Issued, 1,739 building permits were issued in Robbinsville during 1990 and 1999. From 2000 through August 2008, 924 residential building permits were issued.

### **IV. Future Construction of Low and Moderate Income Housing**

Robbinsville will address the future construction of low and moderate income housing in the Fair Share Plan.

## **III. DEMOGRAPHIC CHARACTERISTICS**

### **V. Population**

The population in Robbinsville increased by 77 percent between 1990 and 2000. Table 9 illustrates the figures.

**TABLE 9**  
**Population**

<b>Year</b>	<b>Population</b>
1990	5,815
2000	10,275

*Sources: 1990 and 2000 Census of Population and Housing*

**TABLE 10**  
**Population Characteristics**

**SELECTED POPULATION CHARACTERISTICS**

The majority of Robbinsville residents or 53 percent are between the ages of 25 and 54 years.

<u>TOTAL POPULATION</u>	<u>Number</u>	
	10,275	
<u>SEX</u>		
Male	4,808	
Female	5,467	
<u>AGE</u>		
	<u>Male</u>	<u>Female</u>
Under 5 years	462	498
5 to 17 years	857	869
18 to 20 years	74	57
21 to 24 years	114	103
25 to 44 years	1,834	2,106
45 to 54 years	709	790
55 to 59 years	214	250
60 to 64 years	145	209
65 to 74 years	221	351
75 to 84 years	148	208
85 years and over	30	26

*Source:* 2000 Census of Population and Housing

**B. Household Size and Type**

A household profile of Robbinsville shows that there were 4,077 households with a total household population of 10,275 in 2000. The average number of persons per household was 2.52.

**TABLE 11**  
**Household Profile 2000**

	<u>Total Number</u>
Households	4,077
Population of households	10,275
Persons per household	2.52

*Source:* 2000 Census of Population and Housing



**TABLE 12**  
**Household Type and Relationship**

In family households:	8,877
householder:	2,865
Male	2,266
Female	599
Spouse	2,598
child:	3,097
Natural born/adopt	2,964
step	133
grandchild	43
other relatives	99
non-relatives	74
In non-family households:	1,370
householders living alone	1,072
householders not living alone	156
Non-relatives	142
In group quarters:	28
Institutionalized population	0
Non-institutionalized population	28

*Source: 2000 Census of Population and Housing*

**TABLE 13**  
**Type of Housing Units by Structure**

	<b>Units in Structure</b>	<b>Total Units</b>
Owner-occupied	3,624	
Renter-occupied	450	
1, detached	2,041	27
1, attached	1,066	62
2	24	20
3 or 4	8	35
5 to 9	201	206
10 to 19	124	42
20 to 49	35	30
50 or more	0	18
Mobile home	125	10
Other	0	0
<b>TOTAL</b>	<b>4,074</b>	

*Source: 2000 Census of Population and Housing*

## VI. Income Level

Approximately, 55 percent of the households in Robbinsville earn between \$60,000 and \$199,999 according to the 2000 census.

**TABLE 14**  
**Household Income**

<b><u>Household Income</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>
\$0 –9,999	156	.04
\$10,000-\$14,999	98	.02
\$15,000-\$19,999	116	.03
\$20,000-\$24,999	184	.04
\$25,000-\$29,999	107	.03
\$30,000-\$34,999	152	.04
\$35,000-\$39,999	99	.02
\$40,000-\$44,999	160	.04
\$45,000-\$49,999	212	.05
\$50,000-\$59,999	332	.08
\$60,000-\$99,999	1,202	.29
\$100,000-\$149,999	768	.19
\$150,000-\$199,999	300	.07
\$200,000 or more	207	.05
TOTAL	4,093	.99*

Median Household Income    \$71,377

*Source: 2000 Census of Population and Housing*

*\*Does not add up due to rounding.*

## D. Age

The age of Robbinsville Township's population has been discussed under Section III, Demographic Characteristics, A. Population.

## VII. Marital Status

In 2000, there were more women than men over the age of 15 years in Robbinsville. There were 110 more females that never married than men. There were 324 more widows than widowers and more divorced females than males.

**TABLE 15**  
**Sex by Marital Status – Persons 15 Years and over**

Marital Status	Total	Male	Female
Total	7,809	3,576	4,233
Never Married	1,394	642	752
Now Married	5,248	2,622	2,626
Widowed	536	106	430
Divorced	631	206	425

*Source: 2000 Census of Population and Housing*

### **VIII. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS**

Of the 5,475 Robbinsville Township residents employed in the civilian labor force, 32 percent are in agriculture, construction, manufacturing, wholesale trade, retail trade and transportation fields and 20 percent are in educational, health and social services.

**TABLE 16**  
**Occupation**  
**Employed Persons 16 Years and Over**

	<b>Male</b>	<b>Female</b>	<b>Total</b>
Finance, insurance, real estate	347	253	600
Agriculture, construction, manufacturing, wholesale trade, retail trade, transportation	1,094	677	1,771
Information	145	160	305
Arts, entertainment, recreation, accommodation and food services	67	43	110
Professional, scientific and technical services	364	316	680
Educational, health and social services	354	716	1,070
Public administration	326	374	700
Other services	132	107	239
<b>Total</b>	<b>2,829</b>	<b>2,646</b>	<b>5,475</b>

*Source: 2000 U.S. Census of Population and Housing*

According to the New Jersey State Data Center, Robbinsville had a covered employment number of 5,288 in 2003.

**TABLE 17**  
**Status of Employment within Robbinsville**

	Annual Avg. Units	Average
Agriculture, forestry, fishing and hunting		
Mining		
Utilities		
Construction	50	566
Manufacturing	18	250
Wholesale trade	36	276
Retail trade	52	932
Transportation and warehousing	13	748
Information		
Finance and insurance	12	251
Real estate and rental and leasing	10	19
Professional and technical services	51	479
Administrative and waste services	30	209
Educational services	5	19
Health care and social assistance	18	209
Arts, entertainment, and recreation		
Accommodation and food services	19	131
Other services, except public administration	24	146
Unclassified entities	9	14
PRIVATE SECTOR MUNICIPALITY TOTAL	364	4,839
FEDERAL GOVT MUNICIPALITY TOTAL	2	18
LOCAL GOVT MUNICIPALITY TOTAL	4	331

Based on the current economy, there have been very few building starts in the second half of 2008. Robbinsville expects this trend to continue the economy rebounds.

Robbinsville expects only limited building over the next two years as the economic outlook is not good in Robbinsville or Mercer County.

## **V. TOTAL OBLIGATION FOR REHABILITATION AND PRIOR ROUND**

### **A. Rehabilitation Share**

Robbinsville has a 17 unit Rehabilitation Share.

### **B. Prior Round Obligation**

Robbinsville Township's total obligation from the Prior Round is 293.

## **VI. GROWTH SHARE OBLIGATION**

Robbinsville Township accepts the household and employment projections in Appendix F of the COAH rules. Robbinsville accepts the 1,165 household projections and the 1,346 employment projection that results in a 317 unit Growth Share obligation.

## **VII. PLAN ENDORSEMENT STATUS**

Robbinsville filed a pre-petition application with the Office of Smart Growth on July 25, 2006

## **VIII. ANALYSIS OF EXISTING AND FUTURE ZONING TO ACCOMMODATE GROWTH SHARE PROJECTIONS**

Robbinsville believes that the existing zoning can accommodate the growth projections based on the affordable housing options selected. No additional zoning changes are needed at this time.

### **A. Availability of Existing and Planned Infrastructure**

Regarding sewer, the 2000 Master Plan states that "The analyses indicated the likelihood of the current managed capacity to be sufficient for the build-out as recommended by the Land Use Plan. Therefore, no expansion of capacity is anticipated at this time." Water is supplied through the facilities of the Consumer's New Jersey Water Company. A portion of Robbinsville Township is also serviced by on-site wastewater disposal systems (septic systems) and private on-site wells.

### **B. Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics**

The preservation of the agriculture and the historic rural way of life that now exist are a high priority in Robbinsville Township. The Master Plan suggests that land use in Robbinsville Township includes the farms and open spaces as much as it does conventional forms of development. Residential growth share including the Town Center is expected to be only 50 percent greater than it was in 2000. Future commercial growth will be encouraged to be in nodes.

Robbinsville Township anticipated a surge in school age children and constructed a new high school and expanded the middle school.

### **C. Anticipated Land Use Patterns**

Future residential developments will be directed to take place in compact communities or carefully designed clusters so that farmland will remain, forests and wetlands will be protected and traffic control will not require significant changes to the rural character of the roads. Commercial development along Route 130 will be compatible with the historic small-scale character of the township. All types of anticipated new development should preserve the nature of the rural road network.

### **D. Economic Development Policies**

The TCC Town Center Commercial zone is expected to develop as an important “crossroads destination” in the township. The 2000 Master Plan discusses development impacts of the recommendation for the Route 130 area to achieve the goals of the Master Plan. In the New Jersey Turnpike Exit 7A area, a General Development Plan has been approved for the western portion of this site, which comprises approximately 350 acres. The remaining 400+/-acres have no development approvals and are viewed as an appropriate location for future economic development.

### **E. Constraints on Development**

1. State and federal regulations: Robbinsville Township includes three Planning Areas according to the State Development and Redevelopment Plan (SDRP): PA2, PA4 and PA4B. PA4 and PA4B call for the protection of agriculture and related activities and especially sensitive environmental conditions.
2. Land ownership patterns: There are 2,845 acres of open space/farm remaining with 895.66 acres of preserved farmland, to date. There are 1,546.88 acres of state/county preserved land. Nearly 21 percent of the land was in residential ownership in 2000 while only three percent was commercial. The majority of land or 51 percent was in agriculture in 2000. As can be seen by the growth share projections, this will change.
3. The Township recognizes that the development of Route 130 as a vibrant commercial artery is fundamental to achieving the commerce goal set forth in this reexamination report, which is to encourage new commercial development and redevelopment projects in designated areas of the community thereby balancing new development and ratables with the needs of the community. Portions of Route 130 should be studied for possible designation of areas in need of redevelopment. An area in need

of redevelopment designation along Route 130 will promote better use of abandoned or underutilized parcels, will encourage remediation of environmental hazards, will help to identify uses and services desired by Township residents, will facilitate the extension of sewer service to areas currently within the sewer service area but not serviced and will eliminate the need for residents to drive longer distances for neighborhood services.

4. Sites needing remediation: There are no known sites needing remediation at this time.
5. Environmental constraints: Robbinsville Township contains significant amounts of natural open spaces that generally consist of areas with steep slopes, stream corridors, flood hazard areas, freshwater wetlands and surface water. The proposed locations of new villages will likely require the construction of pumping stations and an amendment to the 2008 Waste Water Management Plan. As to the water supply, the Water Company extends its service where it is needed. However, they can only provide mains to the areas that are being developed at the time of the main extension. As a result, the provision of water service is limited in its ability to respond to the size, needs and nature of ongoing planning and development.
6. Existing or planned measures to address any constraints: Robbinsville Township intends to provide sewer service facilities for the villages on a case by case basis and the first stages of planning and negotiation with any village developer will include the initial processes that are necessary to ensure that approvals are received in time for the development to occur. Similarly for the water supply, early planning will be necessary.

# **FAIR SHARE PLAN**

Robbinsville Township  
Mercer County



## **PREFACE**

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2018. The affordable housing obligation consists of three components:

- Rehabilitation Share (2000)
- Prior Round Obligation (1987-1999)
- Growth Share (2000-2018)

A municipality's Rehabilitation Share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round number because the numbers are updated with each decennial census.

A municipality may receive credit for rehabilitation of low- and moderate-income deficient housing units completed after April 1, 2000 provided the units were rehabilitated up to the applicable code standard, the capital cost spent on rehabilitating a unit was \$10,000 and the units have the appropriate controls on affordability to ensure the unit remains affordable during the required period of time.

Rehabilitation credits cannot exceed the Rehabilitation Share and can only be credited against the rehabilitation component, not the new construction component.

The prior round obligation is the municipal new construction obligation from 1987 to 1999. All municipalities participating in the COAH process must use these updated figures. COAH continues to offer credits, reductions, and adjustments that may be applied against the Prior Round obligation (1987-1999) for affordable housing activity undertaken from 1980 to 1999.

## **II. REHABILITATION SHARE**

The purpose of a rehabilitation program is to renovate deficient housing units. Deficient housing units are defined as units with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing, (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems. Upon rehabilitation, the housing deficiencies must be corrected and the unit must comply with the applicable code standard.

A municipality must demonstrate that it has the capability to administer a rehabilitation program by either designating an experienced employee to administer the program or entering into an agreement with a governmental agency or private consultant to administer all or some of the program. A municipality must provide the consultant or municipal employee's credentials to administer the program as well as a procedures manual.

Rental units cannot be excluded from a municipal rehabilitation program. There must be at least 10-year affordability controls placed on both owner-occupied units and rental units. For owner-occupied units, these controls may be in the form of a lien filed with the appropriate property's deed. For rental units, the controls must be in the form of a deed restriction and may also include a lien. Units rehabilitated after April 1, 2000 are eligible for credits against the Rehabilitation Share.

The municipal investment for the rehabilitation of a unit must be at least \$10,000 per unit. Documentation must also be submitted demonstrating adequate funding source(s) and a resolution of intent to bond in the event there is a shortfall of funds.

A municipality is also required to prepare and submit a rehabilitation manual to COAH that summarizes the administration of the rehabilitation program including an affirmative marketing plan. The affirmative marketing program must clearly describe the outreach efforts to be used in implementing the program.

### **ROBBINSVILLE TOWNSHIP HAS A 17 UNIT REHABILITATION SHARE.**

Robbinsville will contract with an experienced consulting firm to administer the 17 units. Robbinsville will undertake one to two units of rehabilitation a year until the obligation is addressed.

### **III. PRIOR ROUND OBLIGATION**

COAH has determined that Robbinsville Township's Prior Round obligation is 293 units.

With a Rehabilitation Share of 17 units, Robbinsville Township has a pre-credited need of 310 units.

#### **A. Rental Obligation and Rental Bonuses**

The rental component is calculated as follows:

.25 (pre-credited need-prior cycle credits-rehabilitation component)

.25 (310 – 54 – 17)

.25 (239) = 60

Therefore, Robbinsville Township has a rental obligation of 60 units.

The maximum number of units for which a municipality may receive rental bonuses is also calculated in the formula above. One bonus is granted for family rental units and a 0.33 bonus is granted for age-restricted units.

B. Maximum Age-restricted Units.

A municipality may receive credit for age-restricted units according to the following formula:

.25 (pre-credited need-prior cycle credits-rehabilitation credits)

.25 (310 – 54 – 0)

.25 (256) = 64

Based on this formula, Robbinsville Township is eligible to age-restrict 64 units for COAH.

C. Regional Contribution Agreement (RCA) Maximum

A municipality may transfer one-half of its obligation to another willing municipality within the COAH housing region. The formula for calculating the maximum RCA is as follows:

.50 (pre-credited need-prior cycle credits-credits pursuant to N.J.A.C. 5:93-3.4)

.50 (310 – 54 – 0)

.50 (310) = 128

Based on this formula, Robbinsville Township may enter into an RCA not to exceed 128 units.

D. Implementation

Robbinsville Township's second round Housing Element and Fair Share Plan received substantive certification from COAH on May 6, 1998 and that certification was extended to December 20, 2005 by COAH. The following are the components of Robbinsville's second round certified plan:

PROJECT	TYPE	NUMBER
Group Home: Eden A.C.R.E.'s	Prior Cycle Bedrooms	3
Foxmoor	Prior Cycle, For Sale	51
Foxmoor	For Sale	133
Project Freedom	Rentals	35
Project Freedom	Rental Bonuses	35
Trenton RCA	Rentals	24
Trenton RCA	Non-Rentals	4
Substantial Compliance	Granted by COAH	7
New: 191 Wyndham Place	Group Home Bedroom	1
TOTAL		293

1. As is seen, there is a one unit rental shortfall. That shortfall will be addressed by one bedroom at 191 Wyndham Place. The group home, Wyndham, contains two bedrooms and is owned by Community Options, Inc. (Block 6, Lot 23). The ALA opened in 1992 and has a 20-year operating commitment from DDD. All documentation is on file with COAH.
2. The group home at 215 Sharon Road (Block 22, Lot 25) contains three bedrooms and is owned and operated by Eden A.C.R.E.'s. The group home is eligible for prior cycle credit. Sobolevitch House opened in 1983 and was not included in Robbinsville's second round certified plan because the township was not aware of its existence. The group home has an operating commitment from DDD that has already been extended. All documentation is on file with COAH.
3. The Foxmoor for sale development totals 184 affordable units. Fifty-one of the 181 units received certificates of occupancy (COs) prior to December 15, 1986 and qualified as prior cycle credits from COAH. In addition, 133 units received COs after December 15, 1986 and also received credit from COAH in the second round certified plan. All documentation is on file with COAH.
4. Project Freedom also received credit from COAH for 35 rental apartments that are open to the general public. All documentation is on file with COAH. In addition, Robbinsville received 35 rental bonuses for the apartments.
5. Finally, COAH granted seven units of substantial compliance because of Robbinsville's implementing its first round obligation. All documentation is on file with COAH.

#### **IV. GROWTH SHARE OBLIGATION**

The Fair Share Plan includes the projects and strategies to address an affordable housing obligation and any municipal ordinance in draft form that a municipality is required to adopt as a requirement of certification. The Fair Share Plan is based upon the municipal fair share obligation calculated by COAH. The planning board adopts the Fair Share Plan and it is endorsed by the governing body prior to the petition for substantive certification. The proposed implementing ordinances may be adopted prior to substantive certification but in any event must be adopted no later than 45 days after COAH grants substantive certification.

The Fair Share Plan consists of a proposal on how a municipality intends to provide for its affordable housing obligation. Once certified, the plan will be monitored by COAH to verify that the construction or provision of affordable housing is in proportion to the actual residential growth and employment growth.

COAH rules have a number of different provisions regulating the development of affordable housing. The options available to meet the 2000-2018 fair share obligation include:

- Municipal zoning
  - Zoning for inclusionary developments
  - Redevelopment districts/sites
- Municipally sponsored new construction and 100 percent affordable developments
- Alternative living arrangements
  - Permanent supportive housing
  - Group homes
  - Congregate housing
  - Residential health care facilities
- Accessory apartments
- Market to affordable program
- Municipally sponsored rental program
- ECHO (elder cottage housing opportunities) housing
- Assisted living residences
- Affordable housing partnership program
- Expanded crediting opportunities
- Extension of affordable units with expiring controls
- Age-restricted housing
- Rental housing with bonus credits
- Very low-income housing with bonus credit

A. Growth Share Obligation

COAH has calculated a Growth Share obligation of 317 units for Robbinsville. Of this, 80 is the rental obligation and 79 may be age-restricted. In addition, 13 percent must be available to very low income households.

B. Implementation

C. The following chart illustrates Robbinsville's calculated 317-unit Growth Share obligation:

PROJECT	TYPE	NUMBER
Sharbell (Town Center)	Family Rentals	39
28A West Manor Way	Group Home	3
2 Lambert Lane	Group Home	3
111 Robbinsville Road	Group Home	4
191 Wyndham Place	Group Home	1
314 Walden Circle	Group Home	2
9 Hilltop Place	Group Home	4
Project Freedom II	Rentals	60
Project Freedom II	Rental Bonus	10 (.25)
Robbinsville Commons I	Rentals	10
Robbinsville Commons I	Rental Bonuses	9
Foxmoor	Extend Controls	116
Robbinsville Commons II	Family Rentals	7
Robbinsville Commons II	Rental Bonuses	7
Rite Aid	Family Rentals	11
Rite Aid	Rental Bonuses	11
Mobile Home Park	Market to Affordable	20
<b>TOTAL</b>		<b>317</b>

1. The Sharbell Town Center site was Phase 3B of a rental development within an inclusionary development in the Town Center tract (Block 3.01, Lots, 1.02, 2, 5 & 32). The project was approved in 2003. The Sharbell Group has approval for a total of 690 units of which 39 will be affordable family rental units. With a total of 146.27 acres in the entire development, all the acreage is developable. The site is in Planning Area (PA) 2 and is in a sewer service area. There are no environmental constraints.
2. 28A West Manor Way is a three bedroom group home and is owned by Eden A.C.R.E.'s, Inc. (Block 25.06, Lot 42). Known as Bonnell House, the ALA opened in 1988 and is licensed by DDD. The group home has a 20-year operating commitment that is automatically renewable for 10 years. All documentation is on file with COAH.
3. Two Lambert Lane is a three-bedroom group home that is owned by Eden A.C.R.E.'s, Inc. (Block 28.03, Lot 6). Known as Farley House, the ALA opened in 1992 and is licensed by DDD. The group home has a 20-year operating commitment that is automatically renewable for 10 years. All documentation is on file with COAH.

4. 111 Robbinsville Road is a four-bedroom group home that is owned by Community Options, Inc. (Block 6, Lot 23). Known as Robbinsville, the ALA opened in 1992 and has a 20-year operating commitment that is automatically renewable for 10 years. All documentation is on file with COAH.
5. 191 Wyndham Place is a two-bedroom group home with one of the bedrooms addressing Growth Share and one addressing the Prior Round. The group home is owned by Community Options, Inc. (Block 3.01, Lot 6.18). Known as Wyndham, the ALA opened in 2000 and is licensed by DDD. The group home has a 20-year operating commitment that is automatically renewable for 10 years. All documentation is on file with COAH.
6. 314 Walden Circle is a two-bedroom group home that is owned by Community Options, Inc. (Block 5, Lot 25.01). Known as Walden Circle, the ALA opened in 1992 and is licensed by DDD. The group home has a 20-year operating commitment that is automatically renewable for 10 years. All documentation is on file with COAH.
7. 9 Hilltop Place is a four-bedroom group home that is owned by St. John's Community Services. The ALA opened in 1997 and is licensed by DDD. The group home has a 20-year operating commitment that is automatically renewable for 10 years. All documentation is on file with COAH.
8. Project Freedom II is planning to construct 60 permanent supportive apartments within a tract of land known as the Gordon Simpson site. A majority of the apartments will contain households whose income is no greater than 30 percent of median income. Sharbell is the owner of the site and will donate acreage to Project Freedom II for the new apartments. With the donation of land, Project Freedom II will secure the financing for the permanent supportive units. All will have leases. A letter from Timothy Doherty, dated December 5, 2005, indicates Project Freedom II's commitment to the creation of the apartments. The Doherty letter is on file with COAH. The portion of the tract that will contain Project Freedom II is in PA 2 and has public water and sewer.
9. Robbinsville Commons I received preliminary and final site plan approvals with waivers on November 23, 2004 (Block 1, Lots 14, 15 and 16). The property was to yield 89 apartments, 13,535 square feet of retail, 13,535 square feet of office space and a 6,000 square foot restaurant. The approval was filed with COAH. Since then, the road configuration was redefined that resulted in significant changes in the plan. The applicant, King Interests, LLC, will now provide 10 low and moderate income family rental units. The total acreage is 10.81 acres that will also contain 79 market rate units for a density of 8.2 units per acre. Now, the site will also contain 33,070 square feet of commercial. The project fronts on two roads, one of which is Route 33. Residential and mixed use commercial uses surround the site. There are no constraints. The current zoning is TC-2. There were no changes to bulk standards. The site is in PA2 and has public water and sewer. There are some wetlands on the site but the wetlands will not impede development of the site.

10. The Foxmoor development contains 116 units whose controls were extended for 30 years. All of the units had controls expiring between 2004 and 2017. Gail Pfister, Robbinsville's Municipal Housing Liaison, met with COAH staff to review the 116 deeds. COAH staff agreed that all 116 were eligible for COAH credit because the controls were extended for 30 years. No municipal funds were expended. No rehabilitation was necessary. All documentation is in the Appendices.
11. Robbinsville Commons II site received preliminary and final site plan approval. (Block 1, Lots 12 and 13). The total acreage is 4.32 acres with a proposed density of 8.3 units per acre. The site will contain 29 market rate units and seven family affordable rental units. There will be 13,535 square feet of commercial. The project fronts on two roads, one of which is Route 33. The current zoning is TC-2. There were no changes to bulk standards. The site is in PA2 with adequate public water and sewer. The site is located within the 2008 plan. There are no known environmental constraints.
12. The Rite Aid site will contain 39 units of which 11 will be affordable family rental units (Block 8, Lot 1.01). In addition, there will also be 64,000 square feet of commercial. Owned by Sharbell Newtown Inc., the site is located at the corner of Routes 526 and 33. The current zoning is TC-3. There were no changes to bulk standards. Residential and mixed use commercial uses surround the site. Fronting on two roads, the site is in PA2 and has public water and adequate sewer. The site is located within the 2008 Plan and there are no known constraints on development.
13. Mercer Mobile Home Park contains 149 mobile homes that are situated on rental pads. (Block 1, Lots 57, 59 and 61). The owner is Larry Kaufman. Robbinsville proposes to utilize the Market to Affordable Program and buydown at least 20 of the existing mobile homes so that they are available for low and moderate income households. All of the homes are manufactured homes. There are at least 14 one-bedroom units, 70 two-bedroom units and eight three-bedroom units. The owners of 57 units did not disclose the number of bedrooms in their unit, Robbinsville believes that 20 is a conservative number and may increase the number. Robbinsville will offer a \$25,000 subsidy for a moderate-income unit and a \$30,000 subsidy for a low-income unit. The site is surrounded on the north and east by commercial uses, by railroad tracks to the west and the land is vacant to the South. Access is from Route 130 and the site has public water and sewer. The site is in PA and there are no environmental constraints.